142.A	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	614,300 / 614,300
					USE VALUE:	614,300 / 614,300
					ASSESSED:	614,300 / 614,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	GELIN ELSA C &
Owner 2:	GUTIERREZ LAURY C
Owner 3:	
Street 1:	80 HIGHLAND AVE UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PAYSON HAROLD C -
Owner 2:	-
Street 1:	80 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry U
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1911, having primarily Aluminum Exterior and 1716 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	614,300			614,300
Total Card	0.000	614,300			614,300
Total Parcel	0.000	614,300			614,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.98 | /Parcel: 357.98

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 272304

GIS Ref

GIS Ref

Insp Date 08/16/18

!15278!

PREVIOUS ASSESSMENT

Parcel ID 142.A-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	614,300	0	.		614,300		Year end	12/23/2021
2021	102	FV	596,600	0	.		596,600		Year End Roll	12/10/2020
2020	102	FV	587,800	0	.		587,800	587,800	Year End Roll	12/18/2019
2019	102	FV	522,800	0	.		522,800	522,800	Year End Roll	1/3/2019
2018	102	FV	463,400	0	.		463,400	463,400	Year End Roll	12/20/2017
2017	102	FV	423,300	0	.		423,300	423,300	Year End Roll	1/3/2017
2016	102	FV	423,300	0	.		423,300	423,300	Year End	1/4/2016
2015	102	FV	391,900	0	.		391,900	391,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:29:10

LAST REV

Date	Time
10/03/19	17:07:36
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15278

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAYSON HAROLD C	44721-415		3/1/2005		425,000	No	No		

USER DEFINED

Prior Id # 1:	91812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2014	32	Manual	12,362	C				
3/8/2012	204	New Wind	3,600					replace 2 windows

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Measured	DGM	D Mann
2/10/2014	Info Fm Prmt	EMK	Ellen K
4/3/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7772													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.26188803
Const Adj.:	0.99989998
Adj $ / SQ:	384.837
Other Features:	94250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	754631
Depreciation:	140361
Depreciated Total:	614270

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	384.84
Special Features:	0	Val/Su Net:	357.98
Final Total:	614300	Val/Su SzAd	357.98

SKETCH

UnSketched SubAreas:
GLA: 1716,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,716	384.840	660,381

Net Sketched Area:	1,716			Total:	660,381
Size Ad	1716	Gross Area	1716	FinArea	1716

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

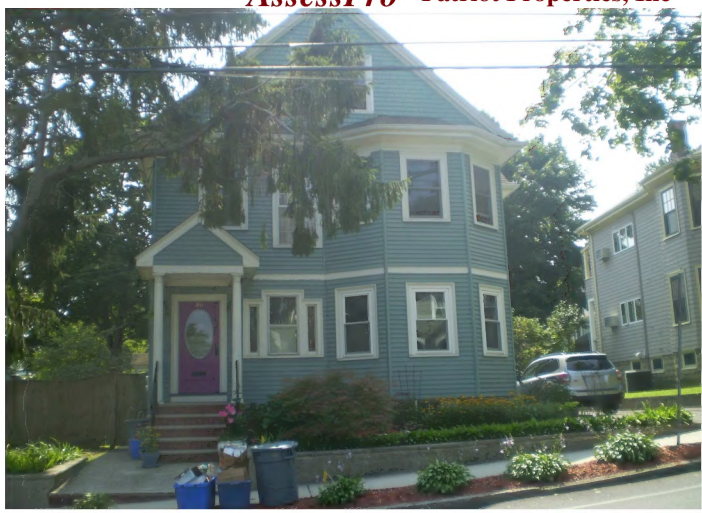
SPEC FEATURES/YARD ITEMS

PARCEL ID

142.A-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---

IMAGE

AssessPro Patriot Properties, Inc